

REVISED May 11, 2006

District III Advisory Board Minutes

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**February 1, 2006
7:00 p.m.**

**Wichita WATER Center
101 E. Pawnee**

The District III Advisory Board meeting was held at 7:00 p.m. at the Wichita WATER Center at 101 E Pawnee. The District III City Council member, Jim Skelton meeting and eleven (11) District Advisory Board members were in attendance. Six (6) city staff were present and approximately twenty-three (23) members of the public, most of whom signed in.

Members Present

Jesse Sheffield
Dewayne Kitchen
Matt Foley
Teresa Cook
Charlotte Foster
Gerry Meyers
Jim Gulick
Joann Hartig
John Kemp
Judy Dillard
William Ward
Councilman Jim Skelton

Members Absent

Danny Harshbarger-Youth

Staff Present

Officer Virgil Miller
Sgt. Allen Wolf
Doug Kupper
Randy Sparkman
Julianne Kallman
Vicki Mork

Guests

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ORDER OF BUSINESS

Call to Order

Councilman Jim Skelton called the meeting to order at 7:05 p.m.

Approval of Minutes

Hartig (Dillard) moved that the minutes from the January 4, 2006 meeting be accepted with corrections. Motion passed.

Action: Received and filed.

Staff Presentations

1. Community Police Report

Officer Virgil Miller, 26 Beat reported all 2005 complaints have been closed out.

Two complaints pending currently, one involves a man named Ellis who pushes his wife around in a wheelchair begging and stealing from residents. The police advise you to call 911 if seen.

Also there are some current gang problems, a feud involving two opposing gangs the Crips and the Bloods. There have been several instances of violence. The most recent was a shooting at Southeast High School. Wichita Police Department Neighborhood Crime Prevention has an extensive schedule from March 7, 2006 through November 7, 2006. The agenda is available online.

Sergeant Allen Wolf, Patrol East Community Policing Supervisor reported more detail on the Southeast High School skirmish. There was supposed to be a fight between the two feuding gangs at Boston Park. A car was found at Southeast High School with the back window shot out. The victims had returned to school, they were rounded up and questioned and suspects identified. One turned himself in this afternoon and two are still at large. East Patrol Officers are patrolling East and Southeast High Schools before school, at noon and after school to prevent further violence. Tomorrow Captain Easter will meet with the Beat officers and the school resource officers.

Bill Tucker, 4140 Menlo reported he had 18 shots fired in his driveway and asked if gang related? Sgt. Wolf said not as far as he can tell the incident was reported to Police and the residents living there are to be evicted.

Foley (Foster) proposed resolution of support for the City of Wichita Criminal Street Gang Act of 2006. Passed unanimously, 11:0.

Recommended action: Receive and File

2. Parks and Recreation Department

Doug Kupper, Director handed out two maps to DAB members, one of the Chapin Park on South Hydraulic and a proposed park at 55th Street South and Hydraulic. **Kupper** explained the Rice Foster Group has done studies on turning Brooks landfill and Chapin landfill into parks and revitalization of Garvey Park. They received input from citizen groups about amenities desired at these locations. Garvey Park improvements are about done. Due to a change in plans, Brooks landfill still operating as construction and demolition landfill. But Chapin Park is ready to move forward. Capital Improvement Project (CIP) funds are available this year to begin design of this 206 acres park. It is wrapped around the Arkansas River and no improvements have been made yet except those done by the radio airplane group, which uses the park regularly.

Citizen input received so far has requested a dog park, river access, mountain bike paths and other amenities. Park and Recreation Department will go before City Council to authorize

\$70,000 for a consulting firm to begin park planning through neighborhood input. The process will be totally citizen driven. The radio control airplane hobbyists will be included in whatever park plans are developed. This District III Advisory Board (DAB) will help Park and Recreation Board with selection of new name.

Myers inquired as to the safety of the park being built upon the landfill and was assured by **Kupper** that the site will be thoroughly tested and evaluated before anything is built but no problems are expected. Three feet of topsoil has been spread over the landfill. Because of the nature of the landfill it does preclude certain types of structures being built, such as fountains etc.

Dillard asked if it could have a skate park? **Kupper** agreed it was a good idea as the goal is to build one in every district. **Ward** asked if Cornejo activities would affect the park? **Kupper** said winds from the northeast not a big factor and there is a lot of space.

He explained there are four types of parks 1) Play ground (pocket size); 2) Neighborhood park, five acre maximum; 3) Community park which is 5-20 acres in size; and a 4) Regional Park plus 100 acres. A regional park will have all the amenities of the three smaller park types.

Tom Schwartz, 1407 E. 43 Street South expressed concern about sewer plant odor affecting the park. **Kupper** said he's not sure how to address that issue but said a windbreak could be planted on northeast side of the park.

Kupper began discussion of possible new parkland at 55th Street South and Hydraulic. The land is adjacent to a COW facility and is about 15-20 acres in size. There is no current park in this zone. Opportunities and amenities for this park will be great due to the unlimited amounts of cheap water. This location lends itself to lots of trees, color beds and maybe even a sod farm. If DAB III gives the go ahead for this park, consultants will begin the planning process and meet with adjacent neighbors.

Jody Bennet, 1709 E. 48th Street South asked could this be a water park? **Kupper** said yes and it could also be athletic fields or playgrounds also. They will need sidewalks along Hydraulic to help with neighborhood access to the park. He asked for consensus from DAB members tonight.

Citizen asked if the local infrastructure supported these parks? **Kupper** said certainly for Chapin as it is on a major arterial, Hydraulic, with interstate entrance and exits nearby. Regarding the new parkland, local infrastructure is fine as it will just be a neighborhood park. **Elena Ingle, 3608 Meadow Lane.** asked if the road used by the airplane club would be improved? **Kupper** agreed.

Councilman Jim Skelton asked if the DAB supported the new parkland. **Kemp** voiced his support. **Myers** said the good points out weigh bad points at Chapin. **Foley** spoke in support of new parkland with abundant water. **Kupper** left big maps with Vicki Mork for citizen consultation if needed.

Recommended Action: Kemp (Dillard) move for DAB to approve and support both park sites. Motion passed unanimously, 11:0.

Before Kupper left **Jody Bennett** asked about the progress of the 71st Street Park. **Kupper** said they are seeking bids for parking lot. They are planning a canoe launch also and an archery range is operational. He also said a partnership is possible with Sedgwick County or Haysville. **Dillard** asked Kupper to look at parking at Emery Park.

3. Public Works

Zack Stone, with Schwab-Eaton, P.A made presentation concerning proposed improvements to 55th Street South and South Broadway. The project will install turn lanes allowing future arterial improvements to Broadway. There will be limited improvements to the drainage system. New stoplights will be installed and no right of way (ROW) acquisition will need to be done. They are working with the existing ROW at Brat's Repair, a business. Traffic will be maintained during construction. It is a fast moving project scheduled for construction next year.

Myers asked how long to accomplish the project? **Stone** estimated 60-90 working days but stressed it was only an estimate. It is unknown if utility relocation will impact on the timeframe. **Hartig** asked about the current storm sewer. **Stone** said it's in good shape and adequate. **Ward** asked if there was a limitation on number of driveways in a specific distance. **Stone** said yes but it did not apply to these, as they are existing driveways.

Recommended Action: Dillard (Hartig) moved to approve project. Motion passed unanimously 11:0.

4. Planning Department/Office of Central Inspection

Randy Sparkman presented information on proposed changes to Manufacturing Home Parks Regulations to address perceived concerns that manufactured home parks detract from the image of the community and overload existing infrastructure. In addition State law changes preempted local licensure of manufactured home installers. While bringing City law into conformance with State law other changes are proposed to address some problem areas such as the failure to properly license a park or failure to maintain a park in conformance with applicable codes. Proposed changes will apply only to new or redeveloped manufactured home parks or to the new portions of existing manufactured home parks that expand onto currently undeveloped land.

The Metropolitan Area Planning Committee will hold a hearing for these changes on March 16, 2006 with their recommendation to go to the City Council in April.

Foster asked if changes applied only to the South Wichita-Haysville Area, **Sparkman** explained they apply citywide. **Foster** asked if parking areas have to be paved, **Sparkman** said could be paved, gravel or rock. **Hartig** asked if these changes addressed perpetually vacant manufactured homes and **Sparkman** replied other existing codes were involved.

Kitchen asked about loss of non-conforming rights, **Sparkman** replied saying the property owner would have to clear property. **Dillard** pointed changes apply to non-conforming

parks. **Foley** asked for a definition of manufactured housing park, **Sparkman** said it is one or more trailers.

Jody Bennett, 1709 E. 48th St. South asked if there were any changes limiting development of new parks in ratio to fixed homes, she was told no. She asked if any changes to require green space in parks, **Sparkman** explained the changes were for private road widths inside parks. **Stanley Weilert**, 2101 E Mac Arthur, Ste. C, asked for clarification on screening requirements, **Sparkman** explained existing parks not required to retro fit as requirement is for new parks. **Wilert** asked about the annual site plan requirement, **Sparkman** explained they are needed to track changes within parks and it is the responsibility of park operator to provide annual information.

George Lee, 4560 S. Hydraulic, Riverside Mobile Home Park asked what was the triggering event for these proposed changes. **Sparkman** said it was when the State of Kansas assumed regulation of licensed installers. **Lee** said these changes were not publicized well and he felt blind sided by them and they were a slam in the face. **Councilman Jim Skelton** asked Mr. Lee to call him.

Stan Weilert, 2201 E. MacArthur, Ste.C objected to the comments in the first paragraph of proposed changes to Manufacturing Home Park Regulations saying that manufactured home parks detract from the image of the community and overload existing infrastructure. He questioned authorship of document questioned. **Skelton** said he would pass along his comments.

George Lee asked why changes being proposed, **Sparkman** said because it was discovered there was no enforcement for non licensed parks. These changes are proposed to rectify this omission.

Dillard said she lives in the same park as George Lee and she understood notices about these changes were mailed out by Planning but not received by Park residents. Her concern is with the requirements for the new parks. She said changes were discussed in South Wichita-Haysville Area Plan. She pointed out there is nothing regulating future parks, feels this is an omission as most parks are in south Wichita and they have plenty. She also expressed concern about small lots, big trailers and the lack of yard. These changes don't address problems of parks in south Wichita. For example, 2.5 parking spaces per trailer is not enough and if these changes are not reviewed carefully it does nothing to avoid future problems.

Kitchen expressed concern about what constitutes a redeveloped park. **Council member Skelton** reminded everyone who is dissatisfied to be involved in the process.

Hartig supports non-conforming changes as the small parks can be anywhere.

An addendum has been added with corrections to the comments listed by Randy Sparkman.

5. City Manger's Office

Vicki Mork, Neighborhood Assistant presented information on Transforming Wichita (TW) explaining it is a cultural change, to improve how City government operates, offers enhanced customer service, improves COW employees, provides citizens with better services at a better value and supports Visioneering Wichita's broader goals. It will change the way COW employees perform, measure and report their work.

Gulick objects to the customer designation as it implies choice and there is just one Wichita. **Ward** said he's a citizen and voter.

Foster questioned page four of the City of Wichita Legislative Agenda, asking if the demand transfer was a dead issue? **Skelton** said yes, it went away and is not coming back.

Recommended Action: Receive and file.

Councilman Skelton asked Mork to set up a presentation from Finance about the way sales tax is collected. Skelton also said the City Council developed goals, which are tied to new budget process. There will be a public meeting tomorrow at 1:00 p.m. to define performance indicators.

Board Agenda

6. Updates, Issues and Reports

Kemp, K-15 Neighborhood Association has nothing to report but he is working on efforts for fire station and planning a Neighborhood clean up.

Ward, Meadowlark Neighborhood Association referred to the City of Wichita Legislative Agenda booklet, he commented on the use of eminent domain for economic development. Council member Skelton supports private property rights.

Kitchen, Planeview Neighborhood Association, said a neighborhood clean up date has been set and their newsletters are bilingual. At the last meeting of the Planeview Hispanic Neighborhood Association 17 people were in attendance on Saturday night.

Gulick, Grandview Heights Neighborhood Association clean up is scheduled for June 17, 2006.

Dillard, South Area Neighborhood Association says their meetings are focused on smells from the sewage treatment plant.

Hartig, South Central Progressive Neighborhood Association reports water main breaks at Mt. Vernon and Market Streets.

Cook, South Central Progressive Neighborhood Association brought copies of their current newsletter and announced the South Central Neighborhood Plan will be presented at their special neighborhood association meeting to be held on Feb. 13th.

Foster is working with Larry Henry on street repair and with Lt. Easter on gang problems.

Foley, Hilltop Neighborhood Association said a petition for increased lighting and sidewalks being circulated. He said there is a chronic Problem with trash at southwest corner of Boston and Terrace Streets. He also reported a tree removed by Westar Energy.

Sheffield, South City Neighborhood Association is still working on fire station petition and would like to see better rental agreements with City of Wichita Housing Department. There are sloppy yards and gang members dealing drugs in COW houses.

Myers, Mead Neighborhood Association said he advised Mead members to lobby other council members for South City Fire Station. He has encouraged people to write and call other council members about this issue, attend Council meetings and asked for other suggestions. **Skelton** asked Myers to call him. People were encouraged to contact City Clerk to be put on the agenda, they have five minutes to address the Council members. Letters to the editor are also good ideas. **Myers** calls for other DAB III members to attend and speak also. **Kemp** agreed and asked to be informed of the date. **Bennett** suggested staggering speaker appearances before the Council and including sick folks that are affected by this lack of fire station.

Skelton reported on serving as the Wichita representative for the Sedgwick County Association of Cities. He wants to plan a DAB III retreat for fun. He will be in Topeka on Thursday, February 2nd to visit the Legislature on City Hall day. He will ask about state and city code enforcement and investigate potential tax changes for the COW.

Recommended Action: Receive and file.

7. Next Meeting

The next regularly scheduled meeting for District Advisory Board III will be March 1, 2006 at the Water Center 101 E. Pawnee at 7:00 p.m.

Adjourned

No Action Required

Respectfully Submitted,
Vicki Mork, Neighborhood Assistant

Visitors

Howard McCoy	2356 S. Terrace	67218
Claudia Lee	2356 Greenwood	67216
Donna Thorton	3714 Southfork	67216
Elena Ingle	3608 Meadow Ln	67218
Tom Schwartz	1407 E. 43 rd St. South	67216
C Wayne Grahon	2542 S. Mosley	67216
Helen Parli	2730 Laura	67216
Billie Tucker	4140 Menlo	67218
Stanley Weilert	2101 E McArthur Ste. C	67216
John & Debra Stevens	3125 E. Boston	67211

Paul E. Davis	6417 S. Madison Ct.	67216
Jody Bennett	1709 E. 48 th St. South	67216
George Lee	4560 S. Hydraulic #A1	67216
Dwight Poyzer	332 Carlyle	67217
Debbie Ford	4560 S. Hydraulic	67216
Jim Kershen	4100 Wilma	67218
Carole Campbell	2821 S. Mosley	67216
Clayton Kisseck	701 E. 55 St. South	67216
Pat Pickard	2928 Dunham	67216
Delores Mason	3101 Dunham	67216
Bill & Goldie Barnes	2707 S. Hillside	67216